



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Place
Project Location: 1841 S. Federal Hwy
Request: Class I Site Plan Modification for Architectural Elevations
Board: Site Plan Review and Appearance Board
Meeting Date: May 25, 2016

Board Action:

Approved (6-0) for alterations to the north and south elevations of building #400 to include the removal of doors, the addition of sliding doors and the addition of folding windows and knee walls to open the façade for outside seating during business hours.

Project Description:

The subject property is located at the southeast corner of Linton Boulevard and South Federal Highway.

A Class V Site Plan for the shopping center (Delray Place) was approved by the Site Plan Review and Appearance Board on June 12, 2013. The site plan approval included construction of a 123,745 sq. ft. (125,927 sq. ft. with alternative layout) shopping center consisting of ten buildings, parking and landscaping on the subject property. The approved site plan was attached as Exhibit "B" in SAD Rezoning Ordinance No. 41-12, which was approved by the City Commission on July 9, 2013. Pursuant to Sections 8 and 9 of the Ordinance, site plan modifications of this type which do not increase the overall approved building footprint can be approved either administratively or by the Site Plan Review and Appearance Board at the sole discretion of the City's Planning & Zoning Director, and do not require a modification of the SAD Ordinance.

The proposed architectural elevation changes involve removing the door on the east elevation and replacing it with a new storefront window. The removal of two storefront windows and the addition of a knee wall made out of reclaimed wood, pioneer millwork, 6" vertical chestnut settlers plank and folding windows will be added to the north elevation to accommodate outdoor seating. A third storefront window on the north elevation will be removed and a new sliding glass door with aluminum trim will complete the architectural changes on the north elevation. The changes to the south elevation will include two new windows, automatic sliding door, an additional door with aluminum trim, and folding windows with the addition of a knee wall made out of stone veneer, Tilesbay, 6" x 24" golden white ledger panel split face. The knee wall and folding windows are being constructed to accommodate outdoor seating that faces interior to a bar/lounge area. The outdoor use area for the north and south elevations were approved on the original site plan.

Staff Recommendation:

Approval

Board Comments:

Appealable Item Report

Public Comments:

none

Associated Actions:

none

Next Action:

The SPRAB action is final unless appealed by the City Commission.

**SITE PLAN REVIEW AND APPEARANCE BOARD
MEMORANDUM STAFF REPORT**

Applicant: Louis Carosella

Project Name: Delray Place - Harvest Seasonal Grill & Wine Bar and Local Greens

Project Location: 1841 S Federal Hwy

ITEM BEFORE THE BOARD

The item before the Board is approval of architectural elevation changes associated with a Class I site plan modification for **Delray Place** (bay 400 Harvest Seasonal Grill & Wine Bar and Local Greens), pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at the southeast corner of Linton Boulevard and South Federal Highway.

BACKGROUND

A Class V Site Plan for the shopping center (Delray Place) was approved by the Site Plan Review and Appearance Board on June 12, 2013. The site plan approval included construction of a 123,745 sq. ft. (125,927 sq. ft. with alternative layout) shopping center consisting of ten buildings, parking and landscaping on the subject property. The approved site plan was attached as Exhibit "B" in SAD Rezoning Ordinance No. 41-12, which was approved by the City Commission on July 9, 2013. Pursuant to Sections 8 and 9 of the Ordinance, site plan modifications of this type which do not increase the overall approved building footprint can be approved either administratively or by the Site Plan Review and Appearance Board at the sole discretion of the City's Planning & Zoning Director, and do not require a modification of the SAD Ordinance.

The Class I site plan modification is before the board as the alterations to the north and south elevations of building #400 are proposing to include the removal of doors, the addition of sliding doors and the addition of folding windows and knee walls to open the façade for outside seating during business hours.

ARCHITECTURAL ELEVATION ANALYSIS

LDR Section 4.6.18(E) Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB). If the following criteria are not met, the application shall be disapproved:

- (1) The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes involve removing the door on the east elevation and replacing it with a new storefront window. The removal of two storefront windows and the addition of a knee wall made out of reclaimed wood, pioneer millwork, 6" vertical chestnut settlers plank and folding windows will be added to the north elevation to accommodate outdoor seating. A third storefront window on the north elevation will be removed and a new sliding glass door with aluminum trim will complete the architectural changes on the north elevation. The changes to the south elevation will include two new windows, automatic sliding door, an additional door with aluminum trim, and folding windows with the addition of a knee wall made out of stone veneer, Tilesbay, 6" x 24" golden white ledger panel split face. The knee wall and folding windows are being constructed to accommodate outdoor seating that faces interior to a bar/lounge area. The outdoor use area for the north and south elevations were approved on the original site plan.

Per SAD Ordinance 41-12, Section 10(a) Property Restrictions: Restaurant Uses adjacent to Linton Boulevard: Restaurants which may be located within structures identified as Buildings 600, 700, 800, and 900 shall not be permitted to have live outdoor entertainment but shall be permitted to provide pre-recorded music not to exceed City noise limits for properties adjacent to single-family residential zoned districts and shall terminate all such music by no later than 9:00 pm daily. The purpose for these restrictions is due to the proximity of the buildings and the single family homes that front them on McCleary Street to the south. Per section 99.03 of the Code of Ordinance; Loud and Unnecessary Noises Prohibited. This is the citywide noise ordinance to address compatibility between properties. This includes Radios, televisions, musical instruments, loudspeakers, etc. The operation of any such set, instrument, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of one hundred (100) feet from the boundaries of the property surrounding the device or the building, structure, or vehicle in which the device is located shall be a violation of this section. These regulations will ensure compatibility with the nearby residential neighborhood that is located in near proximity to Building 400.

The proposed architectural modifications are in good design and taste. The new architectural elevation changes to the south elevation could raise concerns with the addition of the bar location due to the close proximity of the residential neighborhood, Tropic Isles, which is located approximately 250 feet from a residential home located on Spanish Trail, but will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **Delray Place** located at 1841 S. Federal Hwy, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E).
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Delray Place** located at 1841 S. Federal Hwy, by adopting the findings of fact and law

contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E).

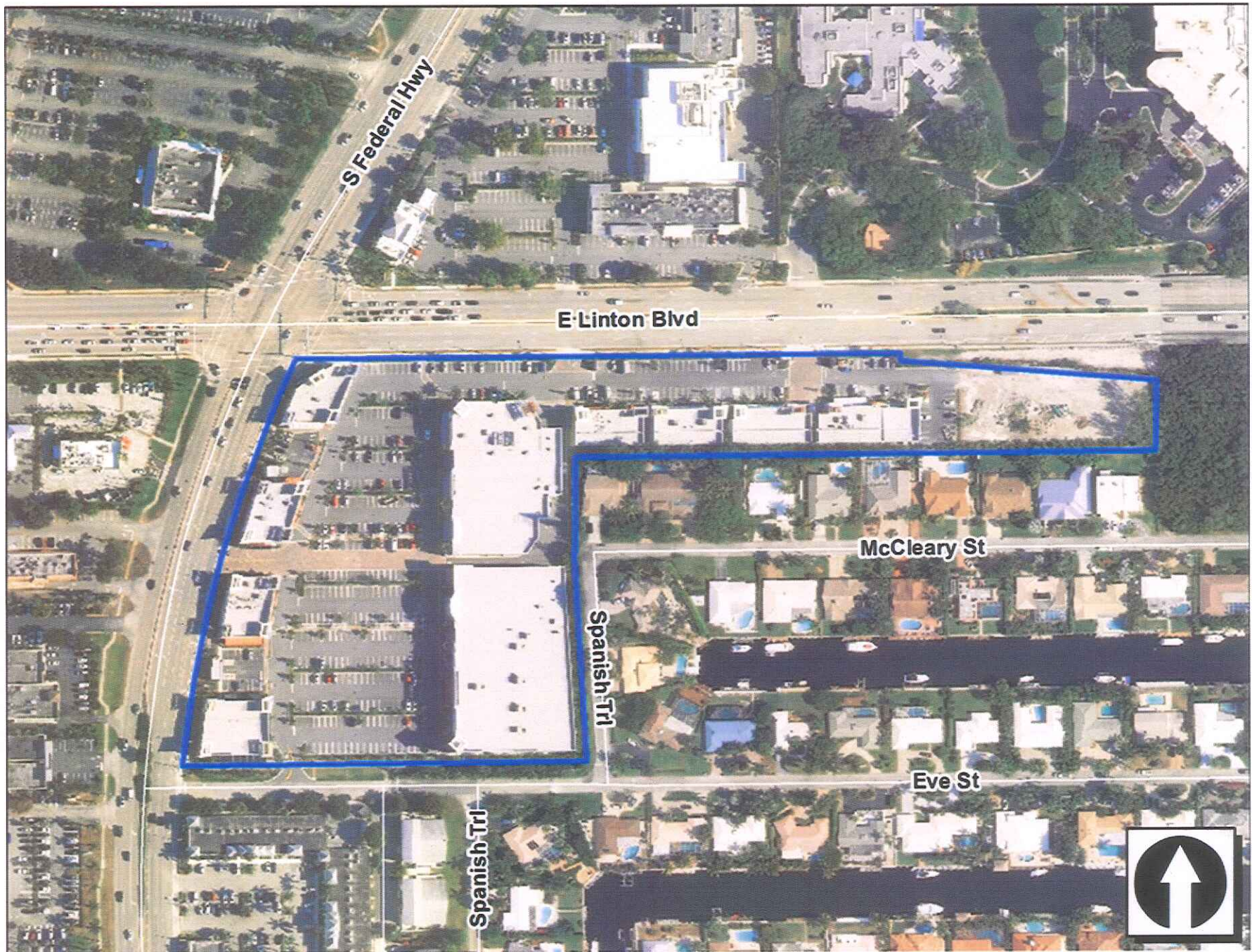
RECOMMENDATION

Move approval of the request for the architectural elevation changes associated with a Class I site plan modification for **Delray Place** located at 1841 S. Federal Hwy, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with and meets criteria set forth in Section 4.6.18(E).

Prepared by: Jennifer Buce, Assistant Planner

Attachment:

- Existing and proposed elevations
- Approved color changes



S Federal Hwy

E Linton Blvd

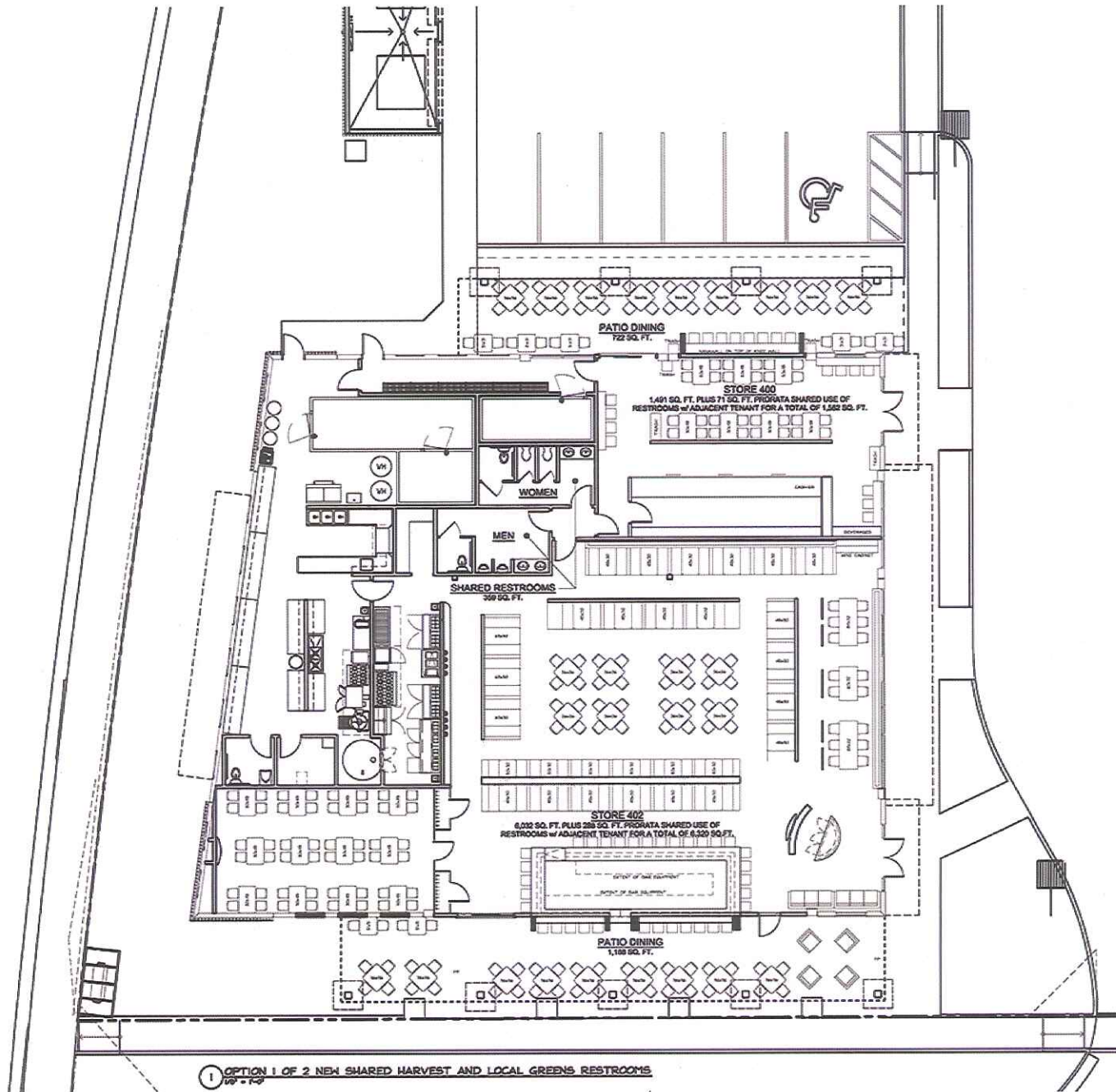
McCleary St

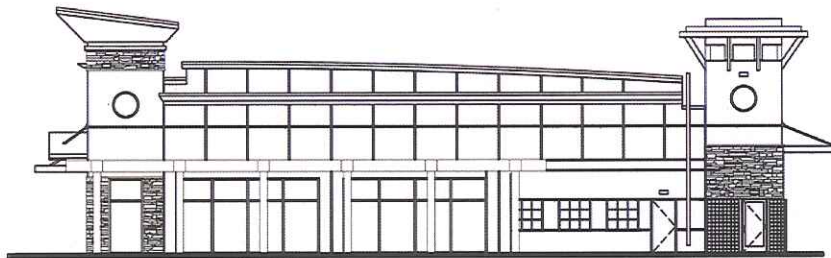
Spanish Trl

Eve St

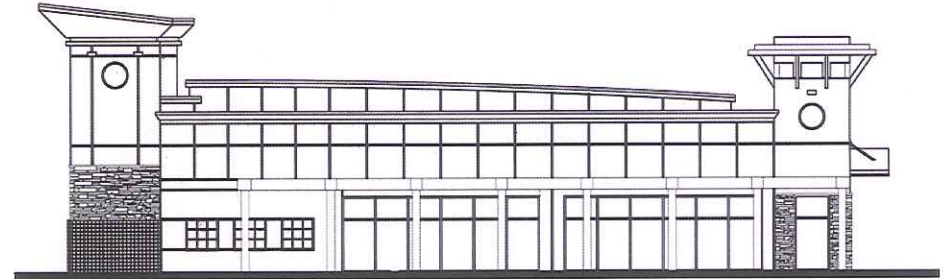
Spanish Trl



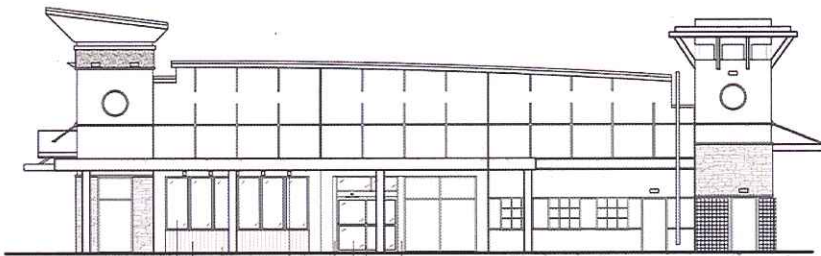




BUILDING 400
NORTH ELEVATION-BEFORE
1/8" = 1'-0"



BUILDING 400
SOUTH ELEVATION-BEFORE
1/8" = 1'-0"



BUILDING 400
NORTH ELEVATION-AFTER
1/8" = 1'-0"

1 - REMOVE EXISTING STOREFRONT WINDOW AS REQUIRED TO ACCOMMODATE NEW FIXED WALL AND FOLDING WINDOWS

2 - REMOVE EXISTING STOREFRONT WINDOW AS REQUIRED TO ACCOMMODATE NEW SLIDING GLASS DOOR



BUILDING 400
SOUTH ELEVATION-AFTER
1/8" = 1'-0"

